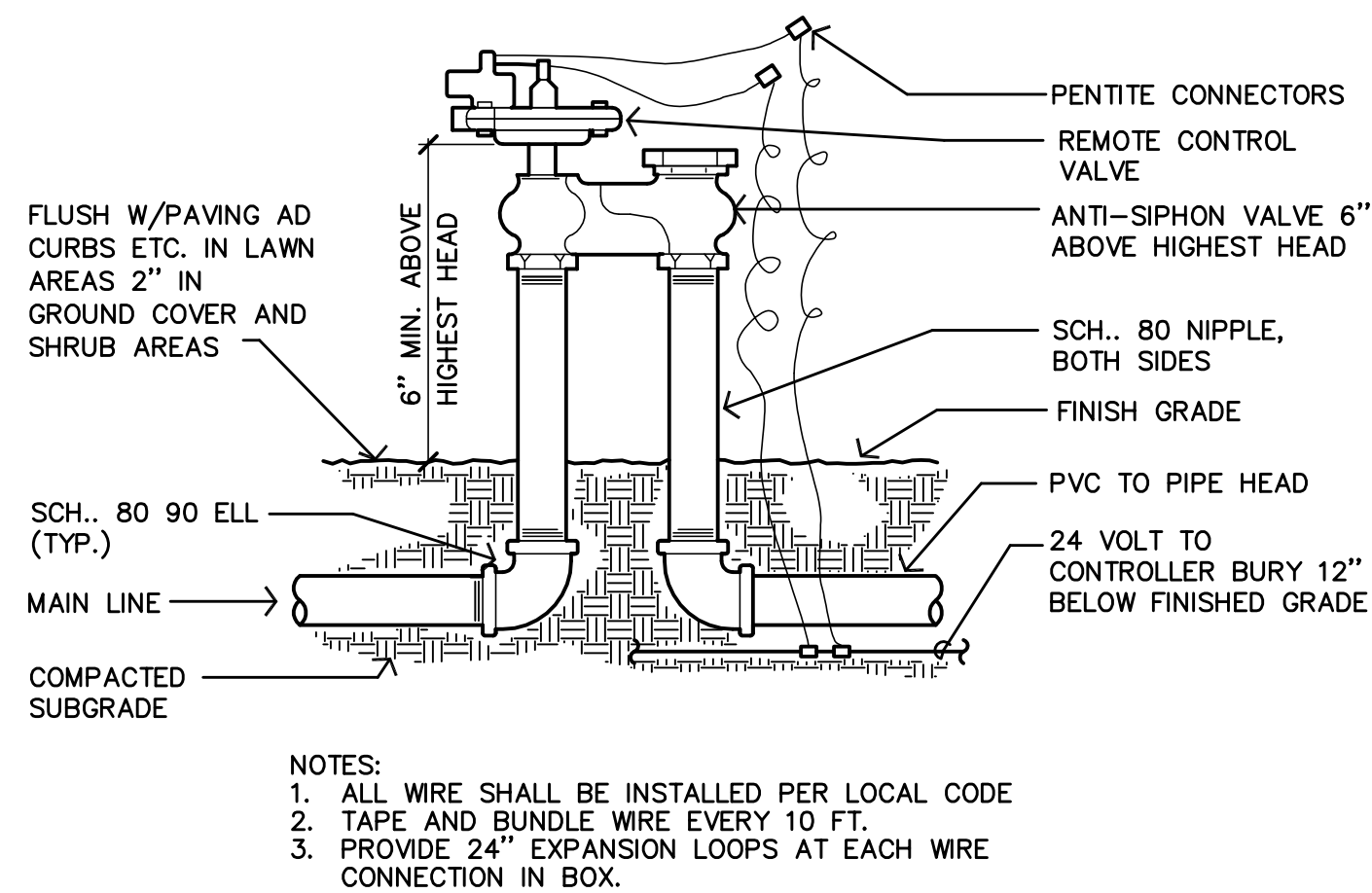
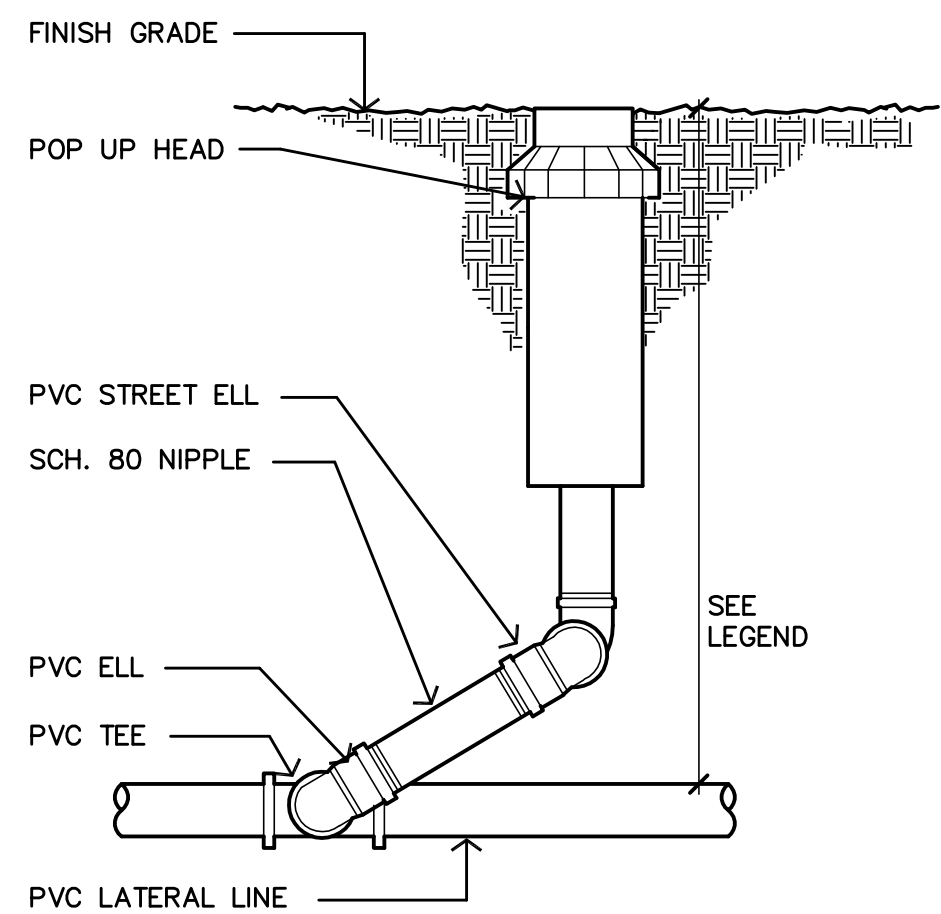


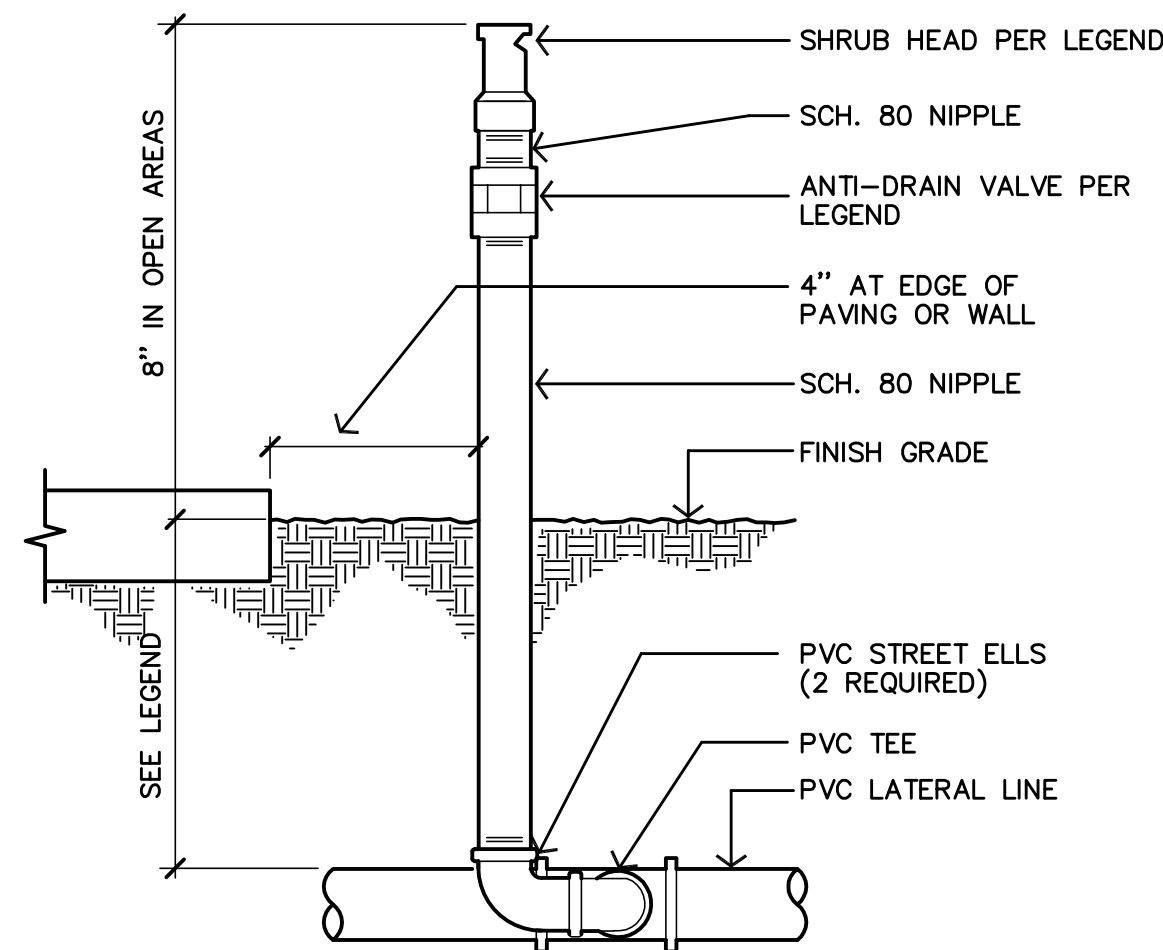
A OUTSIDE WALL MOUNT CONTROLLER



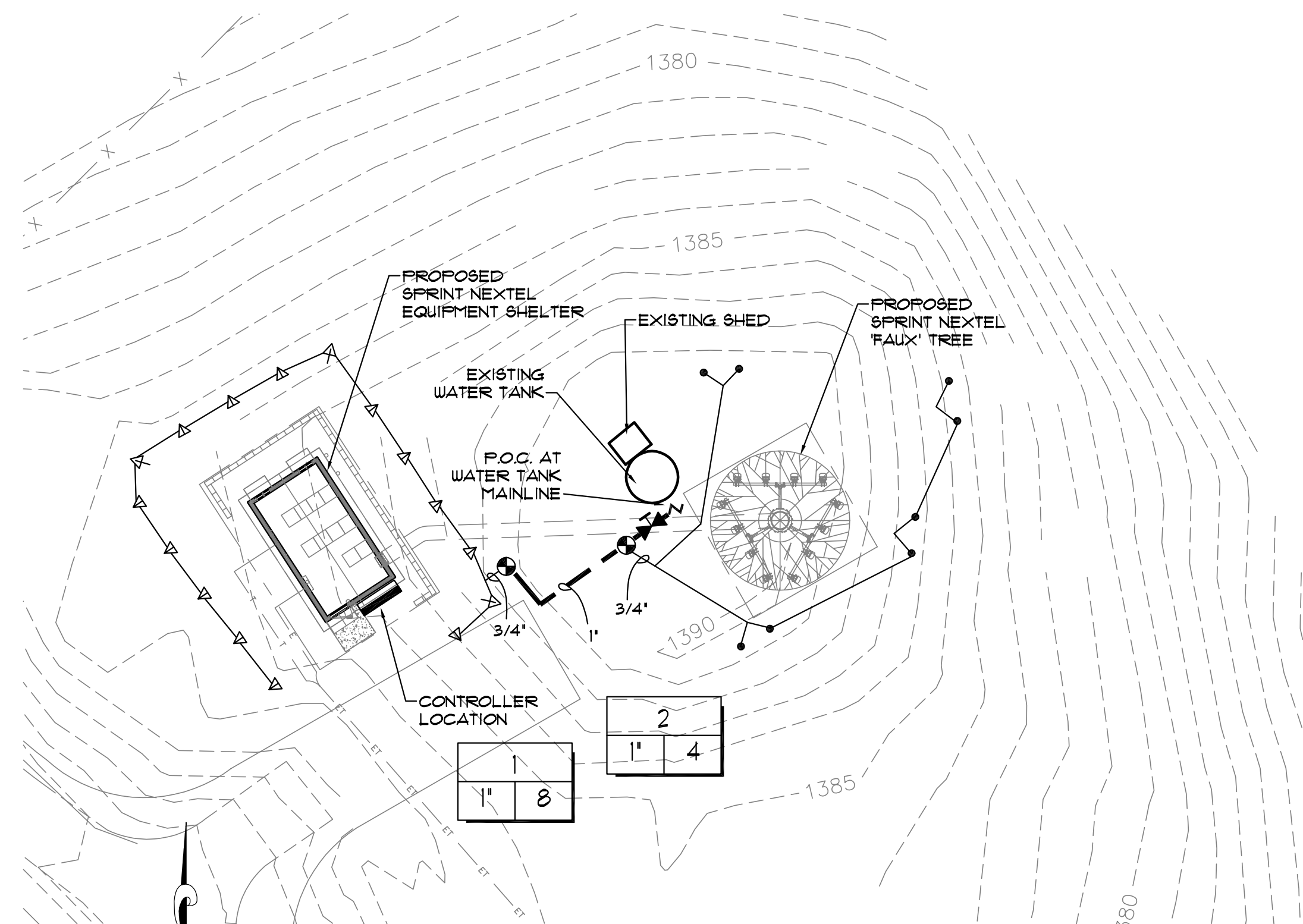
B REMOTE CONTROL VALVE W/ANTI-SIPHON VALVE



C POP-UP HEAD



D SHRUB SPRAY HEAD



IRRIGATION PLAN

IRRIGATION LEGEND

	MFR.	DESCRIPTION	RADIUS	PSI	GPM	DET. NO.
▽▽	RAINBIRD	1820-SAM- 8Q, 8H -PCS POP-UP SHRUB SPRAY HEAD WITH P. C. SCREEN	8'	30	0.26, 0.52	C
•	RAINBIRD	1401 BUBBLER ON RISER	-	30	0.25	D
⊙	RAINBIRD	ASVF SERIES REMOTE CONTROL VALVE - 1" SIZE				B
✕	DURA	PLASTIC BALL VALVE. LINE SIZE. LOCATE 2' UPSTREAM OF VALVE MANIFOLDS.				
—	IRRITROL	ESP-4M AUTOMATIC IRRIGATION CONTROLLER- EXTERIOR WALL MOUNT - 4 STATION				A
—	LASCO	CLASS 200 PVC PIPE. NON-PRESSURE LATERAL LINE. MIN SIZE 3/4". 12' MIN. COVER BELOW GRADE, 18" MIN. COVER UNDER VEHICULAR AREAS.				
—	LASCO	SCH 40 PVC PIPE PRESSURE MAINLINE. MIN SIZE 1". 18" MIN. COVER BELOW GRADE				
—	LASCO	SCH 40 PVC PIPE SLEEVE. TWICE SIZE OF WORKING PIPE. MIN SIZE 1-1/2"				



IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE FULL IRRIGATION COVERAGE TO ALL SHRUB AREAS AND ADD ANY ADDITIONAL HEADS NECESSARY AT NO ADDITIONAL COST TO OWNER.
2. SEE IRRIGATION SPECIFICATIONS, IRRIGATION DETAILS AND LANDSCAPE SPECIFICATIONS.
3. CONTRACTOR SHALL OFFSET ALL SPRINKLER HEADS ADJACENT TO SIDE OF BUILDING OR WALL A MINIMUM OF 6" TO AVOID IRRIGATION SPRAY ONTO STRUCTURE.
4. ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH PERMANENT, BELOW-GRADE IRRIGATION SYSTEM. THE SYSTEM SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY DISEASE-RESISTANT CONDITION.

THE KEMP COMPANIES, INC.

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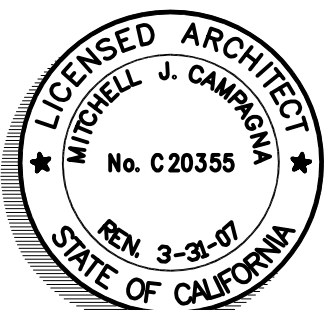


No.	Revision / Issue	Date
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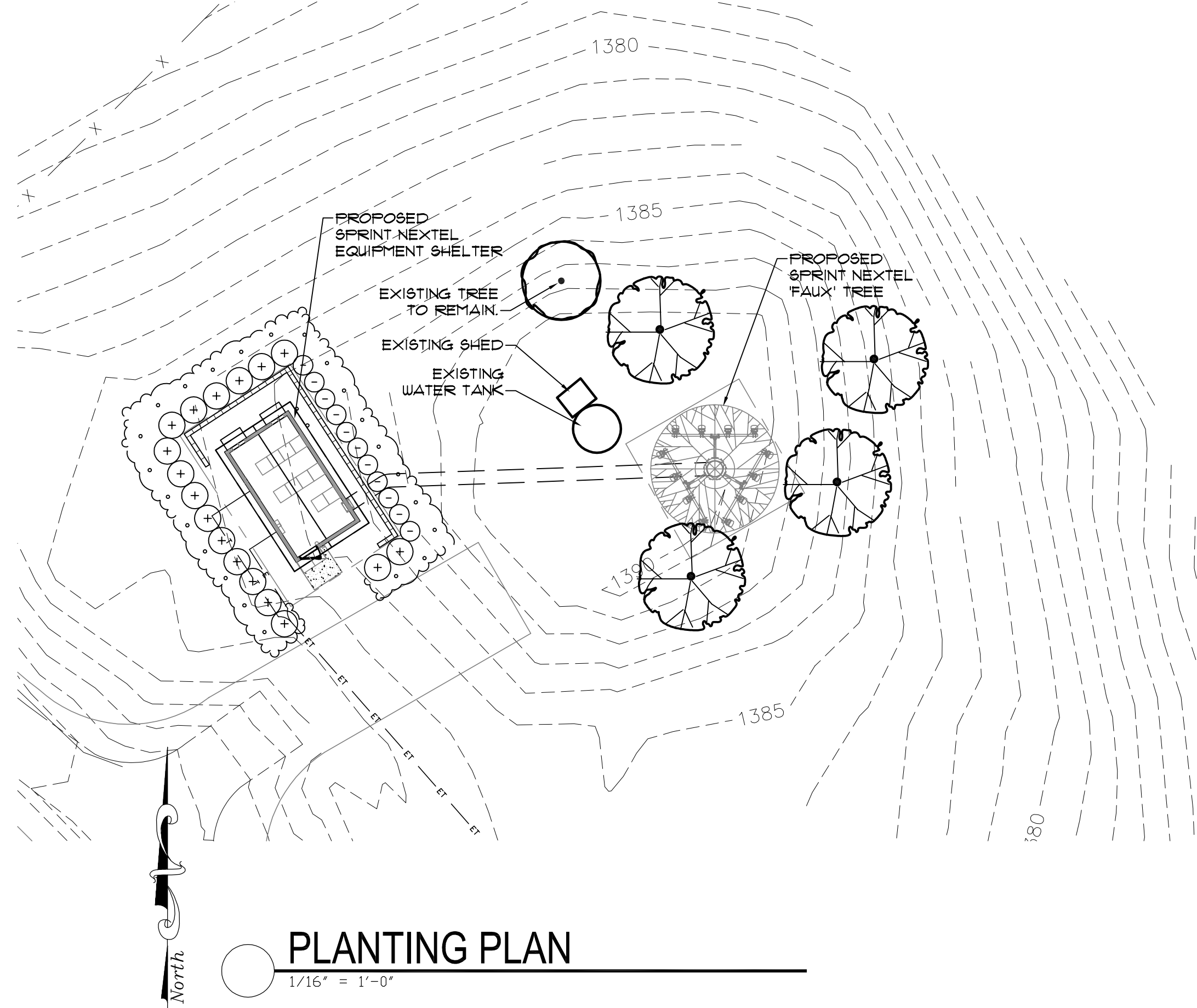
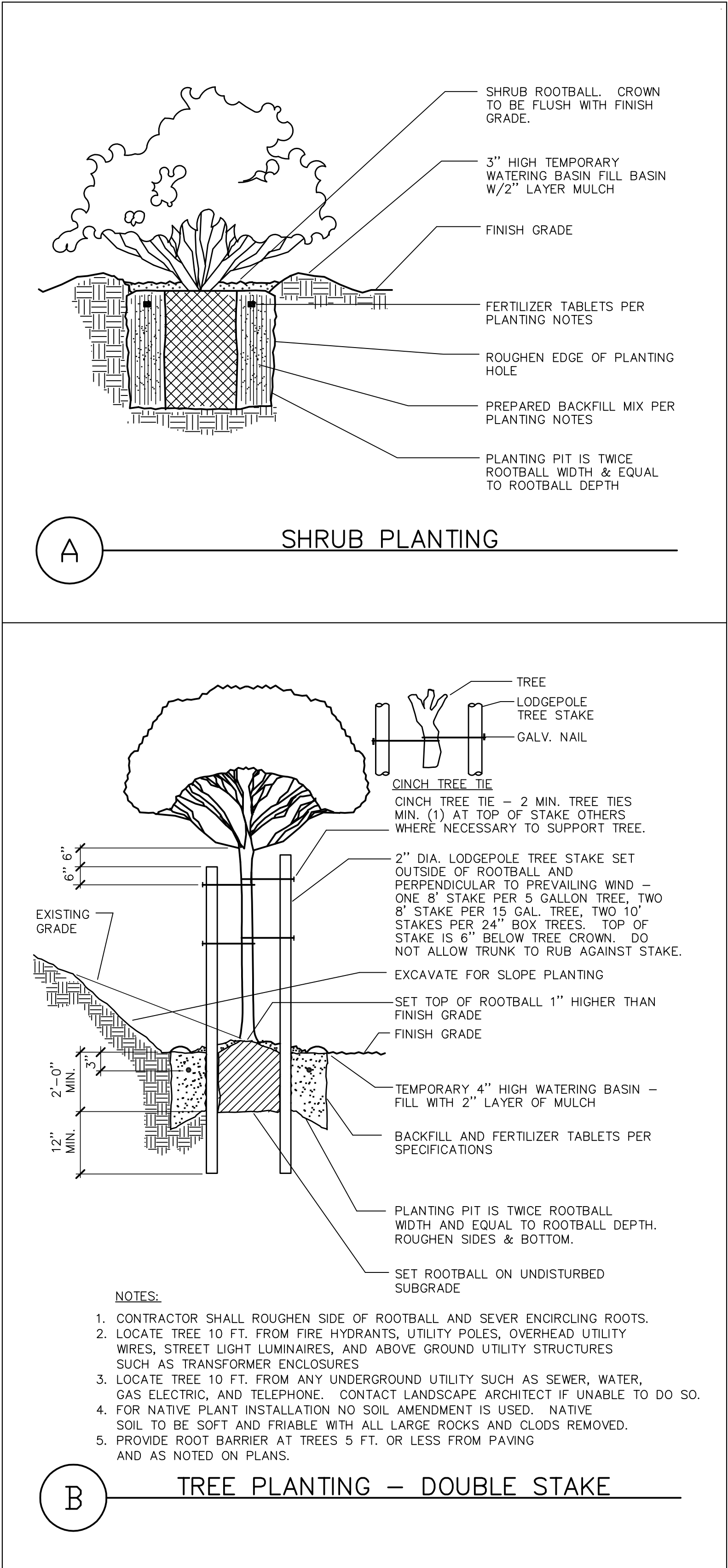
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SYCAMORE CANYON
1853 HONEY SPRINGS ROAD
JAMUL, CA 91935



Project	04301.
Date	09-07-06
Drawn By	mears
Checked By	kemp
Scale	1/16"=1'-0"

L-1.0



PLANT LEGEND

SYMBOL	SIZE	QTY	BOTANICAL NAME	COMMON NAME
	24" BOX	4	EUCALYPTUS SIDEROXYLON	RED IRONBARK
	5 GALLON	17	HETEROMELES ARBUTIFOLIA	TOYON
	5 GALLON	11	SALVIA CLEVELANDII	CLEAVELAND SAGE
	1 GALLON @ 5" O.C.	23	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH

GENERAL NOTES

Note: All new landscaping and irrigation work shown on plans to be in accordance with the criteria and standards of the County of San Diego Landscape Regulations and other applicable standards as of the approved date of these plans.

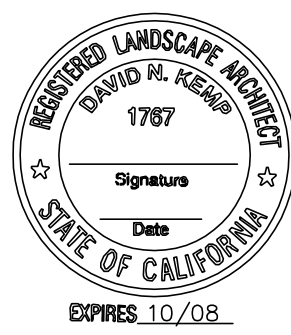
Design Intent: The shrub material chosen will mature in 3 years to screen the site walls and blend into the existing landscape. The trees selected will mature in 6 to 10 years and grow to a height of 20 to 60 ft. The trees will screen the tower. All plant material is drought tolerant.

Mulch: Install 2' deep bark mulch chips in all planting areas. Provide a 6' diameter ring for bark mulch around trees.

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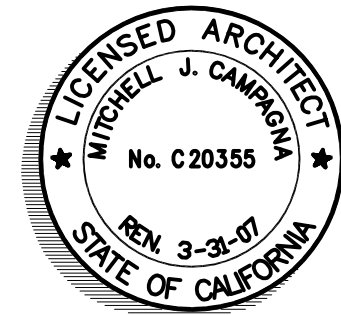


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IRRIGATION SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.

B. THAT THE FINISHED SYSTEMS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR THE OPERATION TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

II. SCOPE OF WORK

A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEM AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.

B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE HAS BEEN OBTAINED IN ADVANCE.

III GENERAL CONDITIONS

A. EXECUTION, CORRELATION AND INTENT OF DOCUMENTS: THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH, THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF TO THE DETRIMENT OF THE WORK OF ANY MANIFEST ERROR OR OMISSION SHOULD ANY EXIST. FIGURES, DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS FURNISHED SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS SO FURNISHED.

B. SURVEYS, PERMITS AND REGULATIONS: THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

C. DRAWINGS AND VERIFICATION OF DIMENSIONS:

C.1 ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

C.2 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY FIELD MEASUREMENTS AND IF ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE IN WRITING, ALL NECESSARY ADDITIONS OR DELETIONS, IF ANY.

D. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND BACKFLOW DEVICES SHALL BE LOCATED IN PLANTING AREAS. LOCATE EQUIPMENT IN SHRUB AREAS WHEREVER POSSIBLE. ALL PIPING SHALL BE LOCATED ALONG EDGES OF PLANTING AREAS EXCEPT WHERE INFEASIBLE TO DO. SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKER SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.

E. CHANGES: THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

F. EXISTING CONDITIONS: PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

G. SITE CONFERENCE: PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER AND AT THIS TIME THE CONTRACTOR SHALL LAY OUT THE SYSTEM FOR APPROVAL.

H. CODES: ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

I. QUANTITIES: THE QUANTITIES LISTED ON IRRIGATION LEGEND AE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

J. PROTECTION OF WORK AND PROPERTY: THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS, AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY.

J.1 ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR, OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO THE OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

J.2 CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.

J.3 CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.

K. ACCESS TO AND INSPECTION TESTING AND APPROVAL OR WORK:

K.1 CLOSING OF UNINSPECTED WORK: CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER.

K.2 REINSPECTION OR TESTING OF WORK UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION: SUCH WORK SHALL BE REINSPECTED OR RETESTED. CONTRACTOR WILL PAY FOR ANY ADDITIONAL TRIPS FOR REINSPECTION OR RETESTING AT THE RATE OF \$75.00 PER HOUR OF THE OWNER'S OR HIS AUTHORIZED REPRESENTATIVE'S TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE THE CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

L. SUPERINTENDENCE - SUPERVISION: THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTION GIVEN HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

IV. SPECIAL CONDITIONS

A. IRRIGATION SYSTEM:

A.1 THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.

A.2 ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.

A.3 SUBSTITUTION OF MATERIALS: SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AGREE TO ANY PROPOSED CHANGES IN WRITING.

B. CLEAN UP:

B.1 KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.

B.2 UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

C. RESPONSIBILITY:

C.1 PROTECT IRRIGATION WORK AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF IRRIGATION WORK.

C.2 PROTECT ALL MATERIALS FROM THEFT, CONTROLLERS FROM WEATHER, UNTIL END OF MAINTENANCE PERIOD.

C.3 CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.

D. MATERIALS:

D.1 GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLER, BACKFLOW PREVENTION UNITS, HOSE BIBBS, DRIP IRRIGATION EQUIPMENT, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO THE PERFORMANCE STANDARDS AND/OR DATA HEREIN, AS AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

D.2 PIPE LINES: REFER TO DRAWINGS FOR SIZE

D.3.1 PIPE: EXTRUDED FROM 100% VIRGIN POLYVINYL CHLORIDE PVC, TYPE 1, GRADE II, CLASS 200 OR SCH 40 MATERIAL PER PLANS

D.3.2 ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN P.S.I.

D.4.2 COUPLINGS: SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.

D.4.3 ALL PLASTIC FITTINGS: A MOLDED FITTING.

D.5 SPRINKLER HEADS: ALL HEADS TO BE TYPE AND MODEL AS INDICATED ON LEGEND AND SHALL BE INSTALLED WITH PRESSURE REDUCING SCREENS &/OR ANTI-DRAIN VALVES IF INDICATED ON LEGEND. INSTALL AS INDICATED ON DETAILED DRAWINGS.

D.6 BALL & GATE VALVES: SEE LEGEND FOR TYPE & MODEL. ALL VALVES TO BE HOUSED IN A BOX AS NOTED ON PLANS.

D.7 REMOTE CONTROL VALVES & AUTOMATIC CONTROLLER: SHALL BE PER MODEL AND TYPE AS INDICATED ON DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

D.8 CONTROL WIRE: ALL DIRECT BURIAL CONTROL WIRE SHALL BE 600V. SINGLE CONDUCTOR SOLID COPPER. U.F.' U.L. APPROVED. 14 GA. MINIMUM PILOT WIRE, PER VALVE MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GROUND RETURN WIRE.

E. SITE CONDITIONS:

E.1 EXERCISE EXTREME CAUTION IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLECT.

E.2 COORDINATE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE EXISTING WHICH WOULD HINDER PLANTING, INSTALLATION OR UTILITIES AND OTHER CONSTRUCTION.

F. PHYSICAL LAYOUT:

F.1 PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.

F.2 ALL LAYOUTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

F.3 ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SUCH THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THAT HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.

G. WATER SUPPLY:

G.1 CONNECT SPRINKLER OR DRIP IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.

G.2 CONNECTION SHALL BE MADE AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITION.

G.3 WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE, OR CHEMICALS THAT MAY FORM INSOLUBLE PRECIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.

H. ASSEMBLIES:

H.1 ROUTING OF PRESSURE LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS DIAGRAMMATIC. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.

H.2 INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

I. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM OF 6" CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

J. TRENCHING: DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

K. TRENCH WIDTH: TRENCHES FOR IRRIGATION PRESSURE LINES SHALL BE EXCAVATED WIDE ENOUGH TO ALLOW A MINIMUM OF 4" BETWEEN PARALLEL PIPE LINES AND 8" FROM LINES OF OTHER TRADES. LINES SHALL NOT BE INSTALLED PARALLEL AND DIRECTLY OVER ONE ANOTHER. MAINTAIN 3" VERTICAL CLEARANCE BETWEEN CROSSING IRRIGATION LINES; MINIMUM TRANSVERSE ANGLE IS 45 DEGREES.

L. SLEEVING:

L.1 ALL PIPE AND WIRE UNDER VEHICULAR PAVING SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLES TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.

L.2 SLEEVING SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT ON BACK FACE OF THE CURB OR OTHER SIMILAR MARKING.

M. MARKING TAPE: METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12" DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN 2" CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.

N. BACKFILLING: COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE INITIAL BACKFILL ON ALL NON-PRESSURE LINES OF A FINE GRANULAR MATERIAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

O. TESTING:

O.1 NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.

O.2 TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.

O.3 SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.

O.4 TEST SHALL BE OBSERVED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BACKFILL.

O.5 UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

O.6 THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIMEN TREES.

O.7 HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

P. INSPECTION OF WORK: INSTALLATION AND OPERATIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

Q. COVERAGE TEST: WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWING AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

R. ADJUSTMENT OF SYSTEM:

R.1 ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.

R.2 IF IT IS DETERMINED THAT ADJUSTMENT IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENT PRIOR TO FINALIZING PROJECT.

R.3 ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

S. GUARANTEE:

S.1 THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTION OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR IN AN EXPEDIENT MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.

S.2 IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.

S.3 ANY SETTling OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

S.4 THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.

S.5 THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:

1 MANUAL VALVE KEY PER EACH ANGLE CONTROL VALVE.

2 CONTROLLER KEYS PER EACH CONTROLLER

1 SET OF "AS BUILT" DRAWINGS ON REPRODUCIBLE MATERIAL WHICH SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, VALVES, AND BELOW GRADE HEADS HAVING A RADIUS OF 30'+. LOCATE BY DIMENSIONING FROM 2 FIXED POINTS.

1 PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER. MOUNT A PLAN INSIDE EACH CONTROLLER.

4 QUICK COUPLER KEYS & HOSE SWIVELS.

4 VALVE BOX LID KEYS

ALL EQUIPMENT GUARANTEES AND MANUAL INCLUDING OPERATION MANUAL FOR AUTOMATIC CONTROLLERS AND VALVES.

THE KEMP COMPANIES, INC.

CALIFORNIA NEVADA HAWAII www.kempcompanies.net

CONSULTING LANDSAPE ARCHITECTS #1767 SUITE 2 3725 TALBOT STREET ARCHITECTURAL SERVICES SAN DIEGO, CA 92106 GENERAL CONTRACTORS #698464 PH (619) 224 3689 CONSTRUCTION MANAGEMENT FAX (619) 224 3660 ENVIRONMENTAL SCIENCES



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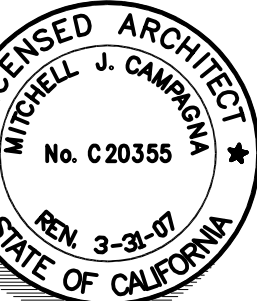
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Project	04301.
Date	09-07-06
Drawn By	mears
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LANDSCAPE SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

A. THE WORK OF ASSEMBLING AND INSTALLING THE LANDSCAPING BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS.

B. THAT THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE LANDSCAPE CONTRACT.

II. SCOPE OF WORK

A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.

B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE HAS BEEN OBTAINED IN ADVANCE.

III GENERAL CONDITIONS

A. INTERPRETATION OF PLANS AND SPECIFICATIONS:

A.1 THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATION ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

A.2 SHOULD THERE APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATION, AND PLANTING LIST, THE CONTRACTOR SHALL REFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO ON HIS RESPONSIBILITY.

B. QUALITY OF WORK: THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 2 DAYS PRIOR TO WORK COMMENCEMENT, BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSIDERED PRACTICE. SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER, AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL BUILDING CODES AND LAWS, VA AND FHA SPECIFICATIONS (WHEN APPLICABLE), ANY DEFECTIVE WORK WILL BE REDONE AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

C. PERMITS: THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OR OTHER GOVERNMENTAL AGENCIES.

D. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE NO. C-27.

E. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE SUIT OR LIEN ON THE OWNER'S PROPERTY IN THE COURSE OF THE WORK BY THE CONTRACTOR, AND WILL SHOW THE OWNER SUCH EVIDENCE OF ABOVE INDICATED INSURANCE COVERAGE.

F. PROPERTY, ETC., DAMAGE RESPONSIBILITY:

F.1 THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS, AND OTHER FEATURES INTENDED TO REMAIN ON AND ADJACENT TO THE JOB SITE, AND TO REPAIR OR REPLACE ANY DAMAGED ITEM IN A NEAT AND GOOD WORKMANLIKE MANNER DURING AND DUE TO HIS WORK ON THE JOB; AND HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY RESULT TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY IS CAUSED IN CONNECTION WITH IS WORK, OR IS DUE TO IS NEGLIGENCE OR TO HIS LEAVING OPEN OR UNPROTECTED PORTIONS OF STREETS OR OTHER PROPERTY.

F.2 SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES, AND NOT WITH THE OWNER, RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT FOR SAME.

G. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SITE CONDITIONS; AND SHALL HAVE VERIFIED ALL DIMENSIONS, AS WELL AS ASCERTAINING THE MEANS OF GETTING MATERIAL INTO THE SITE, AND ANY OTHER FACTORS AFFECTING THE WORK.

H. SEGREGATION OF COSTS: AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER, FOR THE PURPOSES OF ACCOUNTING AND SCHEDULING, A SEGREGATED COSTS SCHEDULE OR BREAKDOWN OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS SPECIFIED, IN A FORM SATISFACTORY TO THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS A BASIS IN FORMULATING THE PROGRESS PAYMENTS TO BE MADE TO THE CONTRACTOR, AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.

I. EXTRAS OR CHANGES: ANY EXTRAS OR CHANGES FOR THE CONTRACT ON THE JOB SHALL HAVE THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND OWNER.

J. INCREASED COSTS: IF THE EXTRA OR CHANGE IS TO BE DONE AT ANY INCREASED COST OVER AN ABOVE THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS FOR EXTRA WORK PRIOR TO ACTUALLY DOING THIS WORK.

K. SITE CONDITIONS: THE CONTRACTOR IS THE COURSE OF HIS WORK IS TO KEEP THE SITE IN A NEAT AND TIDY CONDITION AS MUCH AS IS PRACTICAL SO AS NOT TO DISTURB THE NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER OR BY OTHERS.

L. SITE CLEARANCE: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY SUCH WORK AND THE SURROUNDING AREAS USED BY HIM AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FOR THE SITE, OR TO DISPOSE OF SAME AS DIRECTED BY THE LANDSCAPE ARCHITECT.

M. OWNER'S MATERIALS: DURING THE COURSE OF HIS WORK, ANY MATERIALS, EQUIPMENT AND SERVICES MAY BE PROVIDED BY THE OWNER AND USED BY THE CONTRACTOR IN THE JOB; FOR SUCH MATERIALS, EQUIPMENT AND SERVICES THE CONTRACTOR IS TO GIVE CREDIT TO THE OWNER AT THE STANDARD CURRENT RATE FOR SUCH ITEMS. SUCH CREDIT, IF ANY, WILL APPEAR IN THE FINAL BILLING BY THE CONTRACTOR TO THE OWNER.

N. PLANS AND SPECIFICATIONS: ALL LANDSCAPING INCLUDING PLANTS. GROUNDCOVERS, SOIL ADDITIVES, AND OTHER MISCELLANEOUS LANDSCAPE ITEMS SHALL BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

O. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY OF DESIGN AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COST.

IV. SPECIAL CONDITIONS

A. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADES AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISH GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" FOR SHRUB/GROUNDCOVER AREAS, 1" FOR LAWN AREAS.

B. MOISTURE CONTENT: THE SOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR SHALL IT BE SO DRY THAT DUST WILL OCCUR AND FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING.

C. WEED REMOVAL: WEEDS, PLUS BERMUDA GRASS, ETC. SHALL BE DUG OUT FROM ALL PLANTING AREAS BY THEIR ROOTS WHEREVER POSSIBLE AND REMOVED FROM THE SITE. WHERE NECESSARY TO DISCOURAGE REOCCURRENCE OF WEEDS, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF POST-EMERGENT WEED SPRAY PER MANUFACTURER'S DIRECTIONS IN REGARD TO CONCENTRATION. PROTECT EXISTING PLANTINGS TO REMAIN FROM SPRAY DRIFT. ALLOW AN AMPLE PERIOD OF TIME FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AT FREQUENCIES ADEQUATE TO PREVENT THE MATURATION OF WEED SEEDS.

D. PLANTS:

D.1 INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY LANDSCAPE ARCHITECT AT NURSERY AND/OR THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROGRESS OF WORK, FOR SIZE, VARIETY, CONDITION, LATENT DEFECTS AND INJURIES. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

D.2 CONDITIONS: PLANTS SHALL BY SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINER, BUT NOT TO THE POINT OF BEING ROOT BOUND.

E. PROTECTION: MAINTAIN AND PROTECT ALL PLANTS FROM SUN, DROUGHT, WIND, THEFT, RAIN AND HEAT AT ALL TIMES BEFORE AND DURING PLANTING OPERATION.

F. PLANTING REQUIREMENTS FOR TREES AND SHRUBS: PLANT MATERIALS IN QUANTITIES AND SIZES SPECIFIED SHALL, AFTER GRADING OPERATIONS, BE SPOTTED APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXCAVATING SOIL FOR PLANTING.

G. SOIL PREPARATION:

G.1 THE FOLLOWING SHALL BE APPLIED PER 1,000 SQ. FT. OF PLANTING AREA AND TILLED INTO THE SOIL TO A DEPTH OF 6". (EXCLUDING SLOPES):

- a. NITROLIZED WOOD SHAVINGS.....3 CU. YDS.
- b. 12-8-8 GROPOWER PLUS FERTILIZER.....200 LBS.
- c. AGRICULTURAL GYPSUM.....200 LBS.

G.2 BACKFILL FOR ALL SHRUBS AND TREES SHALL CONSIST OF THE FOLLOWING MATERIALS PER 10 CU. YDS.:

- a. ON SITE SOIL.....6 CU. YDS.
- b. NITROLIZED WOOD SHAVINGS.....4 CU. YDS.
- c. 12-8-8 GROPOWER PLUS FERTILIZER.....50 LBS.

G.3 SUBMIT ALL RECEIPTS AND RETAIN ALL EMPTY BAGS FOR ALL AMENDMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT.

H. PLANTING:

H.1 CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS 2 TIMES WIDER THAN PLANT CONTAINER AND A DEPTH EQUAL TO HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.

H.2 PRUNE PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.

H.3 ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.

H.4 ALL AREAS RECEIVING PLANTS AND/OR HYDROSEEDING SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.

H.5 PLANTING TABLETS: USE AGRIFORM 20-10-5, 21-GRAM TABLETS PER MANUFACTURER'S SPECIFICATIONS WITH ALL SHRUBS AND TREES; 1 PER LINER OR 1 GALLON, 2 PER 5 GALLON, 3 PER 15 GALLON & 4 PER FOOT OF BOX WIDTH.

H.6 PLANTING TABLETS: PROVIDE 1 AGRIFORM 20-10-5, 5-GRAM SIZE WITH EACH GROUNDCOVER PLANT.

H.7 AT SLOPES, LOCATE ALL PLANTS 5' MINIMUM AWAY FROM IRRIGATION HEADS.

H.8 SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT.

H.9 PLANT QUANTITIES ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE AND NOT GUARANTEED TO BE ACCURATE. PLANT SYMBOLS TAKE PRECEDENCE OVER QUANTITIES SPECIFIED.

I. FIELD REPRESENTATIVE: ALL WORK SHALL BE AS DIRECTED BY OWNER'S REPRESENTATIVE WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

J. MAINTENANCE:

J.1 MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.

J.2 MAINTENANCE SHALL BE FOR A PERIOD OF 60 DAYS.

J.3 ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATIONS BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD:

- TREES & SHRUBS - 15 GALLON & LARGER.....90 DAYS
- SHRUBS - 5 GALLON & SMALLER.....90 DAYS
- GROUNDCOVER.....90 DAYS
- LAWN.....90 DAYS

J.4 ALL DEAD, DAMAGED OR BROKEN PLANT MATERIAL, INCLUDING SODDED, OR SEEDED LAWNS AND GROUNDCOVER, SHALL BE REPLACED AT TWO WEEK INTERVALS.

J.5 FERTILIZE WITH 2 LBS. ACTUAL NITROGEN PER 1,000 SQ. FT. PERFORM LAST FERTILIZATION AT END OF MAINTENANCE PERIOD IN THE PRESENCE OF LANDSCAPE ARCHITECT OR OWNER.

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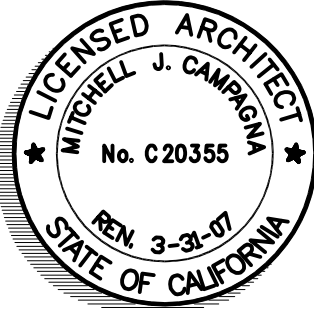
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